

1 **JOIN**
 2 **SUSAN WILLIAMS SCANN, ESQ.**
 Nevada Bar No. 000776
 3 **PAUL R CONNAGHAN, ESQ.**
 Nevada Bar No. 003229
 4 **DEANER, DEANER, SCANN, MALAN & LARSEN**
 720 South Fourth Street, Suite #300
 Las Vegas, Nevada 89101 (702) 382-6911
 5 **Attorneys for Binford Medical Developers, LLC**

E-Filed On 12/11/06

6
 7 UNITED STATES BANKRUPTCY COURT
 8 FOR THE DISTRICT OF NEVADA

9 In re:) Case No. BK-S-06-10725 LBR
 USA COMMERCIAL MORTGAGE) Case No. BK-S-06-10726 LBR
 10 COMPANY,) Case No. BK-S-06-10727 LBR
) Case No. BK-S-06-10728 LBR
 11 Debtor) Case No. BK-S-06-10729 LBR

12 In re:)
 USA CAPITAL REALTY ADVISORS, LLC.) Chapter 11
) Jointly Administered Under
 13 Debtor) Case No. BK-S-06-10725 LBR

14 In re:)
 USA CAPITAL DIVERSIFIED TRUST)
 DEED FUND, LLC.)
 15 Debtor)
 Date of Hearing: December 19, 2006
 Time of Hearing: 10:00a.m.

16 In re:)
 USA CAPITAL FIRST TRUST)
 DEED FUND, LLC.)
 17 Debtor)
 Affects:
 EUSA Commercial Mortgage Company
 OUSA Capital Diversified Trust Deed Fund, LLC
 18 ☒ USA Capital First Trust Deed Fund, LLC
 OUSA Securities, LLC
 OUSA Realty Advisors, LLC
 19 In re:)
 USA SECURITIES, LLC.)
 20 Debtor)
☐ All Debtors

21
 22 **JOINDER IN STANDARD PROPERTY COMPANY, LLC'S LIMITED OBJECTION TO**
THE DEBTOR'S THIRD AMENDED JOINT PLAN OF REORGANIZATION ON BEHALF
OF BINFORD MEDICAL DEVELOPERS, LLC

23
 24 COMES NOW, the Movant, BINFORD MEDICAL DEVELOPERS, LLC, by and through
 its attorney, SUSAN WILLIAMS SCANN, ESQ. of the law ~~firm~~ of DEANER, DEANER, SCANN,
 25 MALAN & LARSEN, and joins in the Standard Property Company, LLC's Limited Objection to-the
 26 Debtor's Third Amended Joint Plan of Reorganization.

27 While Binford has some dissimilar facts, it joins in this Objection based on the similarities.
 28

1 Binford has filed a Proof of Claim for damages against USA Commercial Mortgage.

2 CONCLUSION

3 Binford respectfully requests the Court sustain Standard Property Company, LLC's objection,
4 and deny confirmation of the plan until such time as an appropriate modifications to the Plan has
5 been included to address Standard's limited objections, and for such other and further relief the
6 Court deems just and proper.

7 DATED this 11th day of December, 2006

8
9 Respectfully Submitted,

10 DEANER, DEANER, SCANN,
11 MALAN and LARSEN

12 By:


13 SUSAN WILLIAMS SCANN, ESQ.

Nevada Bar No. 000776

14 PAUL R. CONNAGHAN, ESQ.

Nevada Bar No. 003229

15 720 South Fourth Street, Suite 300

16 Las Vegas, Nevada 89101

Attorneys for Copper Sage Commerce Center, LLC

CERTIFICATE OF MAILING

I hereby certify that service of the above and foregoing JOINDER IN STANDARD
PROPERTY COMPANY, LLC'S LIMITED OBJECTION TO-THE DEBTOR'S THIRD
AMENDED JOINT PLAN OF REORGANIZATION ON BEHALF OF BINFORD MEDICAL
DEVELOPERS LLC was made this 11th day of December, 2006, by depositing a copy of the same
in the United States mail in Las Vegas, Nevada, postage-prepaid, addressed to the following:

DEBTOR AND COUNSEL


Annette W. Jarvis
Ray Quinney & Nebeker P.C.
36 South State Street, Suite 1400
P.O. Box 45385
Salt Lake City, Utah 84145-0385

Lenard E. Schwartzer
Jeanette E. McPherson
Schwartzer & McPherson Law Firm
2850 South Jones Boulevard, Suite 1
Las Vegas, Nevada 89146-5308

USA Commercial Mortgage
USA Capital Realty Advisors, LLC
USA Capital Diversified Trust Deed Fund, LLC
USA Capital First Trust Deed Fund, LLC
USA Securities, LLC

Thomas J. Allison
4484 South Pecos Road
Las Vegas, NV 89121

US Trustee
600 Las Vegas Blvd., South, Ste., 4300
Las Vegas, NV 89101


An Employee of Deaner, Deaner, Scann
Malan & Larsen